

MINUTES

HISTORIC PRESERVATION COMMISSION

October 8, 2025

The Cumberland Historic Preservation Commission held its regular meeting on October 8, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, Ms. Lynda Lambert, and Councilman, Rock Cioni. Mr. Tim Hoffman attended the meeting virtually.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, and Ms. Shannon Berry, Assistant to the City Clerk. Applicants present were Ed Mullaney, Stone Lyons, Jason Wolford, and Mike Fiscus.

Mr. Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall possess a demonstrated special knowledge or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines. The Commission strives to enhance quality of life by safeguarding the historical and cultural heritage of Cumberland. Preservation is shown to strengthen the local economy, stabilize and improve property values, and foster civic beauty. The Cumberland Historic Preservation Commission operates pursuant to State of Maryland 1977 Open Meetings Act and therefore no pending applications shall be discussed between or amongst Commissioners outside the public hearing to determine the disposition of the application."

APPROVAL OF MINUTES

1. Minutes from September 2025 were approved as written. **Mr. Justin Paulman made the motion to approve. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- N/A

REGULAR AGENDA

- 111 Hanover St. COA25-000032 (demolition of building)
Applicant: Jason Wolford
- 107 Hanover St. COA25-000035 (demolition of building)
Applicant: Jason Wolford

Jason Wolford explained that he would like to demolish both buildings to create parking for his units on Centre and Hanover Streets. He had an evaluation conducted by SPEC Inc. that detailed the issues within the buildings. When he acquired the buildings, restoration was not an option due to their severe condition. Water leakage caused the foundation to separate, and the walls have bulged out toward the Corner Tavern. He currently owns the buildings next to JJ's Pizza and plans to finish the center building, which would add four more units, but parking remains a concern. The renovation cost for 107/109/113 would be approximately \$500K. He mentioned a house further up the street that cost its owner \$500K to renovate to meet HPC guidelines.

Larry Jackson praised Jason for his work on preserving buildings but raised some concerns. With experience in historic renovations, he questions the report and disagrees with some of its conclusions. He asked Jason if he would consider removing the buildings for parking while keeping the façades to enhance the streetscape. This approach could provide an updated façade, include parking behind it, and potentially increase the value of the 113 building. Larry cited Ottaviani's as an example. Jason is hesitant because of the extensive bracing that would be required. Ottaviani's situation is different because their support is between two other buildings, but he said he would look into it. Tim Hoffman mentioned that he has reviewed the properties, understands the costs involved in the renovation, and suggested salvaging bricks to create a decorative wall.

Ed Mullany suggested that, because the building has features similar to the Board of Education (BOE) building, a stone wall with pillars and wrought-iron connections should be created. The design would build up the front of the buildings. All members were in favor of the idea, and Jason said he would go look at the BOE building and look into the design.

Mr. Justin Paulman made the motion to approve the demolition, COA25-000032, and COA25-000035 with conditions that plans be made and shared for the parking lot and creating a stone wall for administrative approval. Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

- 1 Washington St. COA25-000042 (*new roof*)

Applicant: Ed Mullany

Ed Mullany explained that he owns the two buildings at the bottom of the hill, which are referred to as 1/3/5 but are considered one structure. It is the home to Mountainside Home Realty. The building has a rich history and has been home to many businesses over the years. The roof he proposes installing is a metal roof used for buildings of that architectural style, and the paint color would be colonial blue. He pointed out on the slide which areas the paint would be applied to. The pink brick would be light grey, and the white and black accents would remain the same. All members agreed that the proposed ideas meet all the HPC benchmark requirements.

Mr. Justin Paulman made the motion to approve, COA25-000042. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

- 15 Greene St. Cumberland Masonic Temple COA25-000043 (*solar panels*)

Applicant: Energy Select

Stone Lyons, representing Energy Select, presented a proposal to install 88 solar panels on the roof of the Masonic Temple. He referred to the photograph to point out the limited visibility of the roof from the street view. The energy offset would be 115% and with energy prices rising, the cost is going to triple in the next 30 years. Because the building is a non-profit, these savings will help control costs. The panels would not impact foot traffic and would only be visible from the highway. Some will be put on the back building with minimal view from the Cherry Alley side. All board members agreed with the installation

Mr. Tim Hoffman made the motion to approve, COA25-000043. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

- 120 Fayette St. COA25-000044

(*convert window to door, replace a few doors and windows, add storm windows*)

Applicant: Mike Fiscus/Robotics and Engineering in Allegany County - Together (REACT)

Mike Fiscus is proposing to convert a window on the lower level of the parish hall into an exit door to increase the occupancy capacity in the north classroom. They would also like to modify the closest exit to make it emergency egress ready. The south classroom has five windows, which they would like to open as well, resulting in seven

windows and one doorway. Tom Pritz, the Architect, showed the modified areas Mike was speaking of on the slide.

The windows of the L-shaped classroom on the south side of the building will remain boarded up. Tom pointed out on the slide that they would like to restore the windows and are requesting permission to install laminated storm glass over the historic windows to protect them and add security. They believe the windows were previously boarded up due to break-ins. He noted the door replacement on the slide as well.

Mr. Justin Paulman made the motion to approve, COA25-000044. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

Mr. Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases COA25-000032, COA25-000035, COA25-000042, and COA25-000044. We find the properties on the approve Certificate of Appropriateness contribute to the Historic Districts where they are located and the proposed changes are consisted with guidelines and criteria found in the Historic Preservation District designed guidelines for Cumberland Maryland.

OTHER BUSINESS/STAFF UPDATES

- Ruth Davis-Rogers advised of two applications for tax credits: 57 Baltimore Street and 132 Springdale Street. Although not a historic property, we are encouraging improvements. We are awaiting additional paperwork, but this would be the first step in acknowledging that the property is in a historic district. The improvements would be to the interior, and Larry Jackson asked why HPC is being presented with the proposal for approval.

Tim Hoffman updated the improvements for 57 Baltimore Street, which include installing a new internal stairway from the 3rd floor down to the rear exit of the building. Doing this allows for the addition of another apartment on the 3rd floor. The installation of sprinklers has been submitted to the Fire Marshall. Depending on funding, window replacement could also be done.

Mr. Justin Paulman made the motion to approve, step one for 57 Baltimore Street and 132 Springdale Street. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

Ruth noted that she sent out updates to the Downtown National Register Update and asked members to review it and advise of any discrepancies.

An audio of tonight's meeting is available upon request.

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary